



State of Vermont
Advisory Council on Historic Preservation
1 National Life Drive, Floor 6
Montpelier, VT 05620-0501

Draft Minutes to be approved February 18, 2021
Vermont Advisory Council on Historic Preservation
January 21, 2021
9:00 a.m. – 12:00 p.m.
GoTo Virtual Meeting

Council Participants: Edward Clark, Chair/Citizen Member
Joseph Luneau, Citizen Member
David Skinas, Archaeologist
Britta Tonn, Architectural Historian
David Donath, Historian (arrived 9:18)

Council Absent: Paul Wyncoop, Vice Chair/Citizen Member
Open Seat, Architect

Staff Participants: Devin Colman, State Architectural Historian
Elizabeth Peebles, Historic Resources Specialist – Architecture
Caitlin Corkins, Tax Credit and Grants Specialist
Laura Trieschmann, SHPO
Matt Shoen, Intern

Guests: Leah Goat, Luce Farm
Lani Ravin, UVM, Converse Hall
Amy Alfieri, Vermont Fish and Wildlife, Deering Farm Properties
Ruth Hagerman
Scott Newman, Red Top Apartments
Hugh Henry, Henry Family Homestead Marker
Marc Vincent

Mr. Clark opened the meeting at 9:02 am.
The meeting was not recorded.

- I** Welcome
- II** Changes to the Agenda
 - No changes to the agenda
- III** Public Comment
 - No public comment
- IV** Review / Approve December 17, 2020 Meeting Minutes
 - Mr. Donath made a motion to accept the minutes; motion was seconded by Mr. Luneau.
 - Motion passed 5-0.
 - Rollcall vote
 - Mr. Donath: yes





Mr. Skinas: yes
Ms. Tonn: yes
Mr. Clark: yes
Mr. Luneau: yes

V Roadside Historic Site Markers

- **Hugh Henry Family Homestead, Chester**

Ms. Trieschmann presented the text, history, and location map for the Hugh Henry Family Homestead Marker to be placed in Chester. The text was prepared in consultation with Hugh Henry, who has graciously offered to pay for half of the production costs of the marker. Placement of the marker, on the lot still owned by the Henry family, will be perpendicular to the road with the respective text facing the associated buildings.

- Ms. Tonn made a motion to approve the Hugh Henry Family Homestead; motion was seconded by Mr. Skinas.
- Motion passed 5-0.
Rollcall vote
Mr. Donath: yes
Mr. Skinas: yes
Ms. Tonn: yes
Mr. Clark: yes
Mr. Luneau: yes

VI National Register of Historic Places

- **Luce Farm, 170 Luce Drive, Stockbridge**

Mr. Colman presented the nomination for Luce Farm in Stockbridge, requested by the current owners. Notification was made to owners, Stockbridge Selectboard, and Two Rivers-Ottawaquechee Regional Commission. Period of significance is 1790 to 1970 under criteria A and C for agriculture and architecture. Discussion focused on possible editing of the period of significance from 1970 to 1971 to reflect the 50-year mark and the ongoing use of the property for which it is significant.

- Ms. Tonn made a motion that the Luce Farm at 170 Luce Drive in Stockbridge meets the National Register Criteria for Evaluations and recommends the State Historic Preservation Officer approve and forward the nomination to the National Park Service/Mr. Skinas seconded.
- Motion passed 5-0
Rollcall vote
Mr. Skinas: yes
Ms. Tonn: yes
Mr. Luneau: yes
Mr. Donath: yes
Mr. Clark: yes

- **Converse Hall, University of Vermont, Burlington**

Mr. Shoen presented the nomination for Converse Hall on the campus of the University of Vermont in Burlington, requested by the University as part of a mitigation measure. Notification was





made to owner through campus planning, City of Burlington, Burlington Historic Preservation Review Committee, and Chittenden County Regional Planning Commission. Period of significance is 1895 under criteria A and C for education and architecture.

Ms. Tonn requested recent photographs be included as part of the nomination. She also provided information regarding co-educational changes at UVM in 1969, with Converse Hall being the first coeducational dormitory on campus, which could extend the period of significance. Mr. Colman and Mr. Shoen shall review.

- Mr. Donath made a motion that Converse Hall at 75 Colchester Avenue in Burlington, on the campus of the University of Vermont, meets the National Register Criteria for Evaluations and, following review of the period of significance, recommends the State Historic Preservation Officer approve and forward the nomination to the National Park Service/Mr. Skinas seconded.
- Motion passed 5-0
Rollcall vote
Mr. Skinas: yes
Ms. Tonn: yes
Mr. Luneau: yes
Mr. Donath: yes
Mr. Clark: yes

- **Shelburne Falls Historic District, Shelburne**

Mr. Colman presented the nomination for Shelburne Falls Historic District, requested by the Town of Shelburne as part of a 2018 CLG grant. Notification was made to owners, Shelburne Selectboard, Shelburne Historic Preservation & Design Review Commission, and Chittenden County Regional Planning Commission. Period of significance is c. 1794 to 1927 under criteria A, C, and D for architecture, archaeology: industry, and community planning & development.

Ms. Tonn and Mr. Skinas inquired about the applicability of criterion D, requesting more information be added to the nomination addressing the significance of the industrial site and other identified sites. Mr. Colman shall review the nomination with State Archaeologist, Jess Robinson, and Mr. Skinas. Ms. Tonn requested *Italianate* be added in the form and discussion of architectural styles in the historic district and its influences. A request was made to clarify the photograph labels and notation of images within the text. Corrections will be made to the period of significance, which varies throughout the nomination; commercial will be added as a historic function; and as the draft began as a student project, all previous authors will be credited.

- Mr. Luneau made a motion that Shelburne Falls Historic District in Shelburne meets the National Register Criteria for Evaluations and, following the outlined revisions, recommends



the State Historic Preservation Officer approve and forward the nomination to the National Park Service/Ms. Tonn seconded.

- Motion passed 5-0
Rollcall vote
Mr. Skinas: yes
Ms. Tonn: yes
Mr. Luneau: yes
Mr. Donath: yes
Mr. Clark: yes

VII State Register of Historic Places – Determinations of Eligibility

- **Mt. Ellen Ski Area, 626 Mt. Ellen Road, Fayston**
Mr. Colman presented the determination of eligibility information for Mt. Ellen Ski Area in Fayston, requested by the owners, Sugarbush Mountain Resort/Alterra Mountain Company as part of an Act 250 permit. Notification to owner, consultant, Fayston and Warren Selectboards, Mad River Valley Planning District CLG, Fayston and Warren Historical Societies, and Central Vermont Regional Planning Commission. Evaluated for significance within the historic context of Vermont's skiing industry (criterion A); engineering including chairlifts (criterion C); architecture (criterion C), and landscape architecture (criterion C). Loss of integrity due to new construction since 1970 with far more non-contributing resources than contributing resources; base lodge and Glen House lack sufficient significance and integrity to be individually eligible. VHB, consultant evaluating the property, recommended the property is not eligible due to a lack of integrity and staff concurred. Mr. Luneau made a motion in consideration of the presentation, testimony, and staff recommendation presented to the council, does the Council deem Mt. Ellen Ski Area in Fayston eligible for the State Register of Historic Places/Mr. Skinas seconded.
- Motion failed 0-4; Property is not eligible for the State Register.
Rollcall vote
Mr. Skinas: no
Ms. Tonn: recused
Mr. Luneau: no
Mr. Donath: no
Mr. Clark: no
- **Red Top Apartments, 445 US Route 7, Milton**
Mr. Colman presented the determination of eligibility information for Red Top Apartments in Milton; historically known as Red Top Cabins. Notification to owner, consultant, Milton Selectboard, Milton Historical Society, and Chittenden County Regional Planning Commission. Evaluated for significance within the historic context of tourism and roadside architecture (criteria A and C). 106 Associates, consultant evaluating the property, recommended the property is not eligible due to a lack of integrity and staff concurred. Mr. Clark made a motion in consideration of the presentation, testimony, and staff recommendation presented to the council, does



the Council deem Red Top Apartments in Milton eligible for the State Register of Historic Places/Mr. Luneau seconded.

- Motion failed 0-5; Property is not eligible for the State Register.

Rollcall vote

Mr. Skinas: no

Ms. Tonn: no

Mr. Luneau: no

Mr. Donath: no

Mr. Clark: no

- **Deering Farm Properties, Bridport**

Mr. Colman presented the determination of eligibility information for three properties known as Deering Farm Properties in Bridport. Determinations of eligibility are being requested by the Vermont Fish & Wildlife Department as part of the 430-acre acquisition to restore the site to wetlands and grassland habitats. Notification to owners (Deerings and Vermont Fish & Wildlife Department), Bridport Selectboard, Bridport Historical Society, and Addison County Regional Planning Commission.

1. Gale-Deering Farm: listed in the State Register in 1980. The property retains sufficient integrity to support the continued listing under criterion A for agriculture and criterion C for architecture. The Milk Barn contributes to the historic significance of the property; other resources on the south side of VT Route 125 are non-contributing due to age of construction.

Ms. Tonn made a motion in consideration of the presentation, testimony, and staff recommendation presented to the council, does the Council deem Gale-Deering Farm in Bridport eligible for the State Register of Historic Places/Mr. Skinas seconded.

- Motion passed 5-0; Property remains listed in the State Register.

Rollcall vote

Mr. Skinas: yes

Ms. Tonn: yes

Mr. Luneau: yes

Mr. Donath: yes

Mr. Clark: yes

2. Hamilton-Selby Complex: listed in the State Register in 1980. The property retains sufficient integrity to support the continued listing under criterion A for agriculture and criterion C for architecture. The Old Barn, now partially collapsed, no longer retains integrity of design, workmanship, feeling, or materials and therefore does not contribute to the historic significance of the property.

Mr. Skinas made a motion in consideration of the presentation, testimony, and staff recommendation presented to the council, does the Council deem Hamilton-Selby Complex in Bridport eligible for the State Register of Historic Places/Mr. Luneau seconded.

- Motion passed 5-0; Property remains listed in the State Register, with Old Barn recognized as non-contributing.

Rollcall vote



Mr. Skinas: yes
Ms. Tonn: yes
Mr. Luneau: yes
Mr. Donath: yes
Mr. Clark: yes

3. Payne Road Farm: listed in the State Register in 1992. The property, due to the loss of the primary resource and construction of additional resources outside the period of significance, no longer retains integrity of design, materials, workmanship, feeling, or association.

Ms. Tonn made a motion in consideration of the presentation, testimony, and staff recommendation presented to the council, does the Council deem Payne Road Farm in Bridport eligible for the State Register of Historic Places/Mr. Skinas seconded.

- Motion failed 0-5; Property removed from the State Register.

Rollcall vote

Mr. Skinas: no
Ms. Tonn: no
Mr. Luneau: no
Mr. Donath: no
Mr. Clark: no

VIII 2021 Certified Local Government Grant Application Awards

- Mr. Colman noted available award shall be about \$62,103.00 and are pledging to award approximately \$74,523.00 to projects in CLG communities. The final award amount is determined by our Historic Preservation Fund, which is pending apportionment from the National Park Service. Eight applications were received, all meeting the application requirements of the program; all are Priority I projects. Total request is \$94,209.00. Each project proposal was summarized, noting the requested funding, and required match. SHPO staff completed the evaluation and scoring forms, ranking the projects, and making recommends for funding to the ACHP.

Ms. Tonn made a motion in consideration of the presentation, staff recommendation, and project applications, for the Council to fund the CLG grant applications as recommended/Mr. Skinas seconded.

- Motion passed 4-0.

Rollcall vote

Mr. Skinas: yes
Ms. Tonn: yes
Mr. Luneau: recused
Mr. Donath: yes
Mr. Clark: yes

- Funding was awarded to:
Montpelier: \$21,000
St. Alban's City: \$18,000
Bennington: \$5,000
Rockingham (meeting house painting): \$6,000
Rockingham (programs): \$13,750
Calais: \$10,000



- Norwich and Hartford were identified as alternates should any of the grant awards be declined or additional funding allocated through the Historic Preservation Fund.

IX SHPO Report

- Ms. Trieschmann provided the ACHP members with copies of the highlights and project summaries related to the federal fiscal year 2019/2020 end of year reporting to the National Park Service as part of the SHPO Historic Preservation Fund Grants. SHPO later provided the funding documents showing apportionment, match, and carryover. There is a slight increase for FFY2021; apportionment is pending.
- SHPO updated the ACHP on the official direction received from VTrans to relocate the New Haven Depot in light of the increasing railroad speed and activities in late fall 2021. Meetings have been held with House Transportation Commission and New Haven Selectboard, with email communication with House Corrections & Institutions seeking permission to relocate/transfer/demolish the building.
- SHPO updated the ACHP on the revival of the permits to scuttle the MV *Adirondack* in Lake Champlain. The Army Corps permit is in hand; the ANR permit is pending with verbal approval. Meetings have been held with the Transit Company and diving community to keep everyone updated; the sinking is expected to be spring 2022. Mr. Donath indicated his objection to the proposal, stating preservation in the water or on land was preferred.

X Stanley and Wasson Halls, Waterbury Office Complex

- Proposal to raze the buildings
 - Moved to February 18, 2021 agenda. Ms. Trieschmann later provided the PowerPoint presentation reviewing the documentation, alternatives, recommendations, and mitigations.

XI New Business

- [Meeting Schedule](#)
 - February 18: Barn Grants
 - March 18: Annual Meeting
- Announcements
 - Mr. Clark shared the response from the University of Vermont regarding the closure of the Historic Preservation Graduate Program.

XII Adjourn at 12:06 pm

Motion: Mr. Luneau to adjourn/Mr. Skinas seconded.

- Motion passed 5-0
 - Rollcall vote
 - Mr. Skinas: yes
 - Ms. Tonn: yes
 - Mr. Luneau: yes
 - Mr. Donath: yes
 - Mr. Clark: yes